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**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**13910 FIVAY ROAD**

**HUDSON, FL 34667 | FOR LEASE**

**SCOTT MEDICAL PLAZA, BAYONET POINT**

**AMPLE ONSITE PARKING**

• **1,620 SF, SUITE 1** •

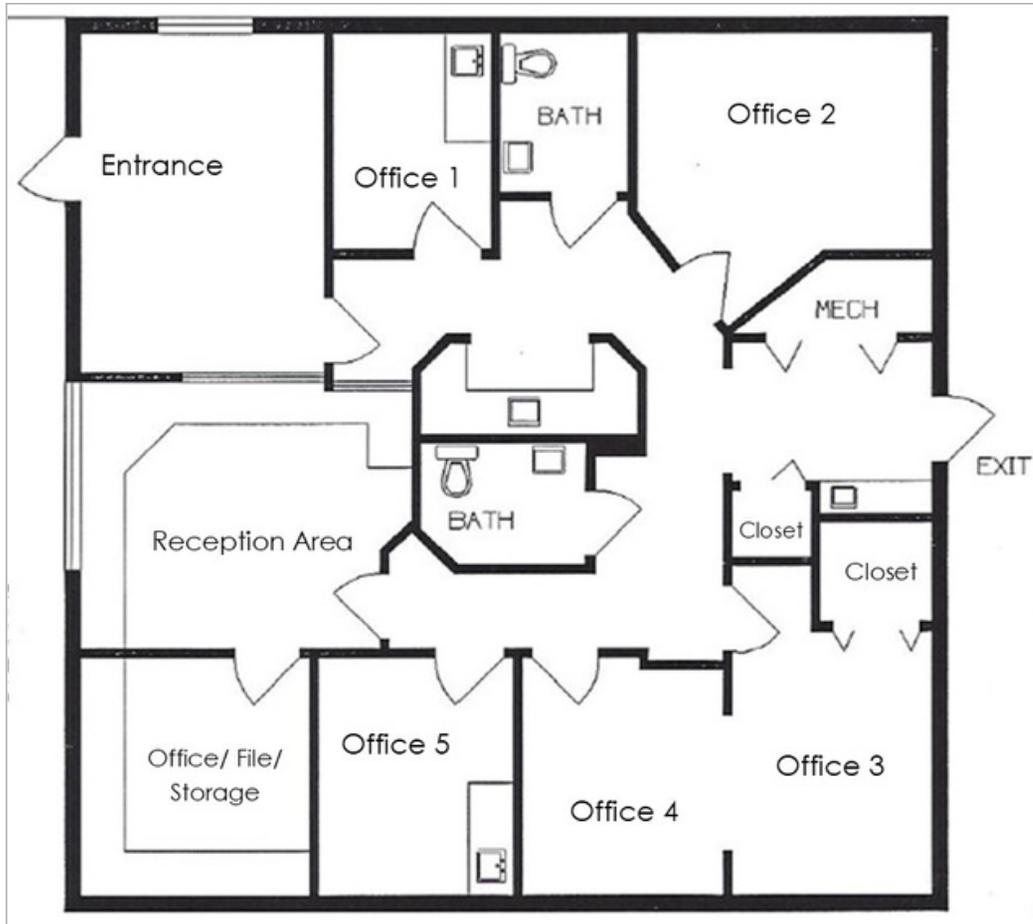
**NO PASS THROUGHS, MOVE-IN READY**



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## INVESTMENT OPPORTUNITY

The purpose of the light general commercial, **C-1 zoning district**, is to provide for and require an organized arrangement of buildings, services, and parking areas, together with the adequate traffic circulation system and open space, in a manner so as to provide and constitute an efficient and attractive shopping area to serve neighborhood needs.



## PROPERTY INFORMATION

- Commercial lease price: **\$2,595/ month + S.T.**
- Parcel ID: **34-24-16-0000-00100-0020**
- Leasable space: **1,620 SF**
- Lot size: **92,347 SF (2.12 acres)**
- Lot frontage: (approx.) **665'**
- Zoned: **00C-1 (General Commercial)**
- Traffic: **11,500 VTD (2023 AADT) Fivay Road and Hudson Avenue**
- GREAT VALUE with competitive rates
- New interior renovations- finishings, paint and flooring
- Excellent wall and monument signage
- Highest and best use: *Medical/ Professional office*
- Adjacent to Florida Bayonet Point Hospital
- Terrific signage opportunities



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease Price: \$2,595.00/ month/ + sales tax

T.I. Available: TBD, Contact Broker

### LOCATION

Street Number: 13910

Street Name: Fivay

Street Suffix: Road

Street City: Hudson

County: Pasco

Traffic Count/ Cross Streets: 11,500 VTD (Fivay Road and Hudson Avenue) AADT, 2022

Market: Tampa- St. Petersburg- Clearwater

Sub-Market: Hudson

### THE PROPERTY

Folio Number: 34-24-16-0000-00100-0020

Zoning: OOC-1 (general commercial)

Property Use: Medical/ Professional Office

Available SF: 1,620 SF

Year Renovated: 2020

Lot Size: approx. 2.12 AC :: 92,347 SF

Front Footage: 665'

Parking: Onsite

Number of Spaces: 90+

### UTILITIES

Electricity:

Duke Energy :: Withlacoochee River Electric Coop

Water/ Waste: Hudson Water Works

Communications: Frontier/ Verizon

### TAXES

Tax Year: 2023

Taxes: \$16,302.71

### THE COMMUNITY

Community/Subdivision Name: Ely Row

Flood Zone Area: A

Flood Zone Panel: 12101C0177G



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PROPERTY PHOTOS



\*\*Incorporated in the monthly lease rate are all utilities, real estate taxes, exterior maintenance and landscaping. Some tenant move-in incentives may be available.

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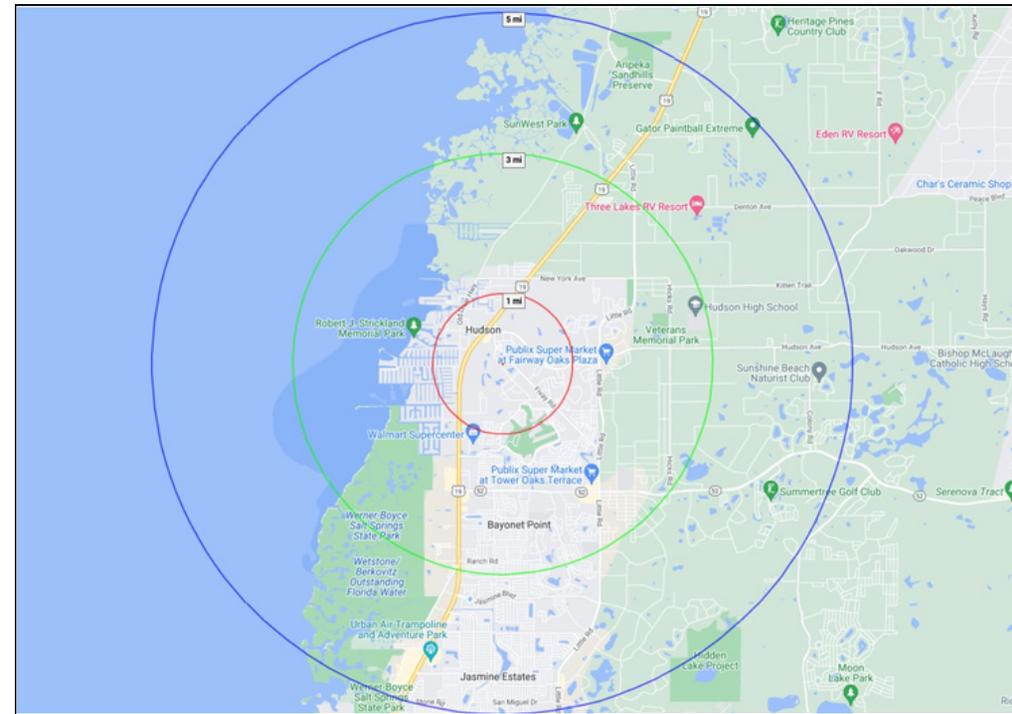
## HIGHLIGHTS | DEMOGRAPHICS

### PROPERTY HIGHLIGHTS

- Located in Bayonet Point
- Offers high ceilings, 4-6 private offices/ exam rooms, high-speed voice/ data connectivity, a kitchenette and 2 ADA restrooms
- Zoned 00C1 (general commercial)
- Landscaped exterior
- Onsite (paved) parking
- Exterior lights for increased security

### AREA HIGHLIGHTS

- Located ½ mile east of US Hwy 19 & 2 miles west of the Little Rd/ Hudson Ave intersection
- Sits right in the heart of the Bayonet Medical Community
- High traffic counts: 11,500 VTD
- Excellent visibility
- Direct road frontage on Fivay Road
- Easy access to US 19, Hudson Ave, Little Rd & SR 52
- Start, relocate or expand your business
- Demographic highlights within a 3-mi radius include a population count of 37,902 and the average HHI is \$41,707



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total population</b>	5,797	37,902	78,811
<b>Average age</b>	61.2	52.7	47.8
<b>Average age (Male)</b>	60.4	51.6	46.8
<b>Average age (Female)</b>	61.2	53.3	49
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total households</b>	3,490	22,190	41,135
<b># of persons per HH</b>	1.7	1.7	1.9
<b>Average HH income</b>	\$41,802	\$41,707	\$42,561
<b>Average home value</b>	\$167,746	\$127,413	\$122,942

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**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**



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MAPS | DIRECTIONS & EXTERIOR PHOTOS



DRIVING DIRECTIONS

From US Hwy 19, Head East on Hudson Avenue. Turn Right on Fivay Road; Heading South. Property is located on the (East) Left Side of the Road. Destination will be on the left: 13910 Fivay Road Hudson, FL

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- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL



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